

# COUNTY OF SUFFOLK



**STEVEN BELLONE**  
SUFFOLK COUNTY EXECUTIVE

## SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

David L. Calone  
Chairman

Sarah Lansdale, AICP  
Director of Planning

Date: February 1, 2012  
Time: 12:00 Noon  
Location: Legislative Auditorium  
Evans K. Griffing Building, County Center  
Riverhead, New York 11901

### **Members Present (10)**

David L. Calone – Babylon  
Michael Kelly – Brookhaven (left meeting at 12:35)  
Jennifer Casey – Huntington  
Carl Gabrielsen – Riverhead  
Linda Holmes – Shelter Island  
John J. Finn – Smithtown  
Tom McAdam – Southold  
Adrienne Esposito – Village Over 5,000 Population  
William E. Schoolman – At Large  
Glynis Margaret Berry – At Large

### **Staff Present (6)**

Sarah Lansdale – Director of Planning  
Thomas Young – Assistant County Attorney (Counsel to the Commission)  
Andrew Freleng – Chief Planner  
Theodore Klein – Senior Planner  
Andrew Amakawa – Research Technician  
Dotty Sonnichsen – Account Clerk Typist

### **The Pledge of Allegiance**

### **Public Portion**

- None

### **Call to Order**

- The meeting of February 1, 2012 was called to order by David Calone, Chairman, at 12:10 p.m.

### **Adoption of Minutes**

- The Motion to adopt May 2011 meeting minutes made by Commissioner Holmes, seconded by Commissioner Schoolman, vote Approved 10-0.
- The Motion to adopt September 2011 meeting minutes as amended made by Commissioner Holmes, seconded by Commissioner Schoolman, vote Approved 10-0.

### **Other Business (moved up the Agenda)**

- **Commission Rules Change**

The Rules Committee has recommended the following two (2) rule changes:

- 1) To change the officer's title of Secretary to 2<sup>nd</sup> Vice Chairman, and
- 2) For the Commission the ability to consider, at its discretion, during its deliberations information which has been provided at the Planning Commission meeting by the representative(s) of the referring agency who are providing such information at the Commission's request.

The Motion to adopt rule changes made by Commissioner McAdams, seconded by Commissioner Holmes, vote Approved 10-0.

- **2012 Commission Schedule**

The Motion to adopt the 2012 Suffolk County Planning Commission Meeting Schedule made by Commissioner Casey, seconded by Commissioner Gabrielsen, vote Approved 10-0.

- **Election of Officers**

The Nomination Committee nominated David Calone to the office of Chairman. Unopposed, per Rules, the Secretary cast the lone vote re-electing Chairman Calone.

The Nomination Committee nominated Adrienne Esposito to the office of 1<sup>st</sup> Vice Chairperson. Unopposed, per Rules, the Secretary cast the lone vote electing Adrienne Esposito to the office.

The Nomination Committee nominated Michael Kelly to the office of 2<sup>nd</sup> Vice Chairperson. Unopposed, per Rules, the Secretary cast the lone vote electing him to the office.

The election of Officers for the 2012 was unanimously approved upon by the Commission.

**Chairman's Report**

- The Chairman recapped the Commission activities during 2011. In addition to deliberating on several dozen regulatory items, among the highlights for last year were the following:
  - Welcoming fellow Commissioner Sarah Lansdale as the new Director of Planning.
  - Completing the Commission's tour of the County's Town with Huntington, Smithtown and East Hampton Town Halls, as well as walking tours of Patchogue and Port Jefferson Villages.
  - Commission efforts, with the support of the county Executive and Legislature, resulted in the County's first ever re-occurring locally controlled source of sewer financing.
  - Finished developing the fast-track solar permitting plan, and with LIPA's financial assistance, all 10 Towns and several Villages have adopted it. The State has called it a model code.
  - Hosted a successful symposium on green methodology for storm-water control. Noted seeing new development proposals containing rain gardens, bio-swales and the like.
  - Planning Commission adopted Volume 1-a of the County Comprehensive Plan.
  - Hosted meetings with East End Towns on drafting an "East End Wind Code".
  - Substantial progress was made revising the Commission Guidelines.
  - Starting working on a professional certification program for interior commercial alterations with ABLI (Association for a Better Long Island); in talks for piloting the program with the Towns of Brookhaven and Huntington.
  - Progress was made in getting the towns interested in incorporating public safety principles into their building codes and planning criteria.
- A look forward at Commission priorities for 2012, and critical issues that are considered key to Suffolk's future. In particular:
  - Removing artificial barriers to economic development.
  - Protecting our natural resources, particularly our drinking water.
  - Hasten the implementation of energy efficient buildings and renewable energy resources
  - Provide housing options for all Suffolk residents.
- With these priorities and issues in mind the Commission's agenda for 2012 will be including some of the following items:
  - Economic Development: Reinvigorating "SUPP" (Suffolk's Unified Permit Portal); establish new sewer funding sources (Sewer Summit 3 in the fall), continue to work on finishing Suffolk's first Comprehensive Plan in decades; hosting a parking symposium to help 'downtowns', help municipalities with planning "TOD" (Transit Orient Developments); pilot programs for professional certifications designed to hasten certain permitting processes; support existing businesses and help grow new ones; promote public safety and help support the preservation of Suffolk's historical resources; help support the sustainability of the agricultural industry in Suffolk County.

- Natural Resources: Most important is protecting the quality of our drinking water; focusing on sewers, native vegetation standards, incentivizing tighter clustering, utilizing "TDR" (Transfer of Development Right) programs including the planning tools associated with Pine Barrens/wastewater credits.
- Energy Efficient Buildings & Renewable Energy: Promote the adoption of Solar Energy legislation throughout the county, and complete the adoption of the East End Wind Codes; Assist Suffolk's municipalities in the adoption of new commercial 'green' building codes.
- Housing Options for All Suffolk Residents: Hosting the first "Suffolk County Housing Summit" this month.
- Planning Commission: Get our guidelines revised and increase the Commission's focus on the projects of regional significance; looking forward to the first joint meeting with the Nassau County Planning Commission in April.
- The Chairman thanked the Commissioners and the Planning Department Staff for all their hard work and support.

**Director's Report** – Department Director Sarah Lansdale updated the Commission members on activities of the Department including:

- Department is continuing work on the County's Comprehensive Plan, and reminded Commissioners of a short discussion of the Comp. Plan after the Commission Meeting.
- Mentioned an upcoming a H.U.D. funded T.D.R. debate.
- Department is beginning the 3<sup>rd</sup> round of the County's Aquaculture Leasing program. The overall economic benefit of the leasing program has been estimated to be 2.25 million dollar (via an estimated income of \$500,000 x a 4.5 multiplier).
- A \$500,000 NYMTC grant originally assigned to the Sagtikos Corridor Study will eventually be re-assigned to providing funding of the Comprehensive Plan effort.
- Staff is continuing to work on the "SUPP" (Suffolk's Unified Permit Portal).

### **Guest Speakers**

- None

### **Section A14-14 thru A14-23 & A14-25 of the Suffolk County Administrative Code**

- **The Residences at Oheka Castle** (referred by the Town of Huntington) – Commission resolved to approve the Change of Zone request of 194 acres in West Hills, land of the Cold Spring Country Club, from R-10, R-20, R-40, R-80 Residence Districts and C-6 General Business District to R-OSC (Residence-Open Space Cluster) District subject to certain modifications, and offered comments to the Town for its consideration and use\*.

The motion to approve the application subject to certain modifications and comments was made by Commissioner Casey and seconded by Commissioner Finn, vote Approved 9-0.

\*While deliberating on this application; the Commission discussed the following modifications: 1) That the applicant shall contact the New York State Department of Transportation regarding traffic impacts to Jericho Turnpike, and also that the

applicant should investigate with local bus services the possibility of accommodating bus riders to the site. And 2) That they would have preferred more specific information regarding the proposed sewer connection with the neighboring Nassau County's Cedar Creek Sewer District, and that there shall be assurances made that Suffolk County Department of Health Services will be contacted regarding any wastewater issues. Continuing, the Commission thought that best pesticide management practices should be adhered to given that the subject site is above an SGPA (Special Groundwater Protection Area). There was also concern by some of the Commission that the application did not address and/or set aside any affordable housing; and that the applicability of the Long Island Workforce Housing Act should be reviewed. The Commission also indicated that they would like the applicant to include the following elements in their proposal: Some number of rental units; incorporate Natural Vegetation and Green Methodologies in managing storm-water runoff; take steps to protect existing freshwater wetland; Review the Suffolk County Planning Commission Guidebook to assist in incorporating Energy Efficiency and Public Safety design elements into the proposal; And to do some work to enhancing pedestrian access to transit.

- **The Irwin Garsten Retail Center** (referred by the Town of Riverhead) - Commission resolved to approve the Site Plan application to construct a 64,000 S.F. retail shopping center on 13.54 acres of land subject to certain modifications, and offered comments to the Town for its consideration and use\*.

The motion to approve the application subject to certain modifications and comments was made by Commissioner Gabrielsen and seconded by Commissioner Finn, vote Approved 9-0.

\*While deliberating on this application; the Commission discussed the following four (4) modifications: 1) That they were concerned that the proposal could impact the safety and carrying capacity of County Road 58, and so the applicant shall contact the Suffolk County Department of Public Works to seek all appropriate approvals; 2) That given the levels of groundwater as indicated by the existing wetlands and surface water condition, the applicant shall contact the Suffolk County Department of Public Works with respect to the treatment of wastewater; 3) That all storm-water runoff shall remain on site. Commissioner Gabrielsen indicated that the all surface water in the surrounding area flows from the north and collects along the north side of County Road 58. As observed from aerial photographs and the reporting of the Staff, the Commission discussed whether the upland area as depicted on the proposed site plan was accurate. Commissioner Berry wondered if the parcel was virtually landlocked by wetlands constraints and if the front portion was even buildable; she felt new area calculations needed to be done to address the wetlands, and that any development on this parcel should definitely be connected to a sewer. Commissioner McAdams indicated that in the subject's area connectivity is a common practice, and believes that the abutting Riverhead Center parcel is connected to a sewer district. Staff advised the Commission that it is typical that as a proposal moves through the 'review/approval process' additional requirements will be added in order to adhere to current 'best management practices'. The Commission then had discussion on the last modification 4) That the most landward limits of wetlands vegetation be flagged by a qualified expert and

building coverage and/or envelope be modified as such determination and code enforcement dictates. Continuing, the Commission would like the applicant to do the following: Review the Suffolk County Planning Commission Guidebook and when practical to incorporate energy efficiency and public safety design elements, and best storm-water management practices into the proposal; Reconsider the parking layout to eliminate the long straight-away of the traffic aisle; Enhance pedestrian amenities including sidewalks, lighting and other public safety elements; And finally for the Town to investigate and implement best management practices for treating storm-water runoff on the Town owned properties to the east (i.e. review the Commission's publication "Managing Stormwater-Natural Vegetation and Green Methodologies").

## Discussion

- Commissioner Gabrielsen stated that he has recently met with The Cornell Co-operative regarding pesticide use. He indicated that they have been surveying practices of pesticide use; pointed out greenhouse growers limit its use; and typically farmers cycle in and out certain pesticides so that the insects do not become immune to what can be used.
- Staff person Andrew Amakawa gave a short presentation on the status of "SUPP" (Suffolk Unified Permit Portal).
  - Commission Counsel Thomas Young spoke about an application's "complete date" and that it would be indicated on the record as the date it is received by the Commission from the referring municipality (assuming a full statement of facts).
  - Commissioner Finn inquired whether the complete application process will be able to be tracked online. It was indicated that it would be in the future.
  - Chairman Calone indicated that he thought it would be advantages if Commissioners could notify other agencies and government bodies of their concerns via "SUPP".

## Meeting Adjourned (2:35 p.m.)

- Commissioner Holmes motioned
- Commissioner Finn seconded
- All in favor